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Quarterly Bulletin

JANUARY, 1951

HOUSING AUTHORITY OF THE CITY OF NEWARK 57 SUSSEX AVENUE, NEWARK, NEW JERSEY

Executive Director

LOUIS DANZIG

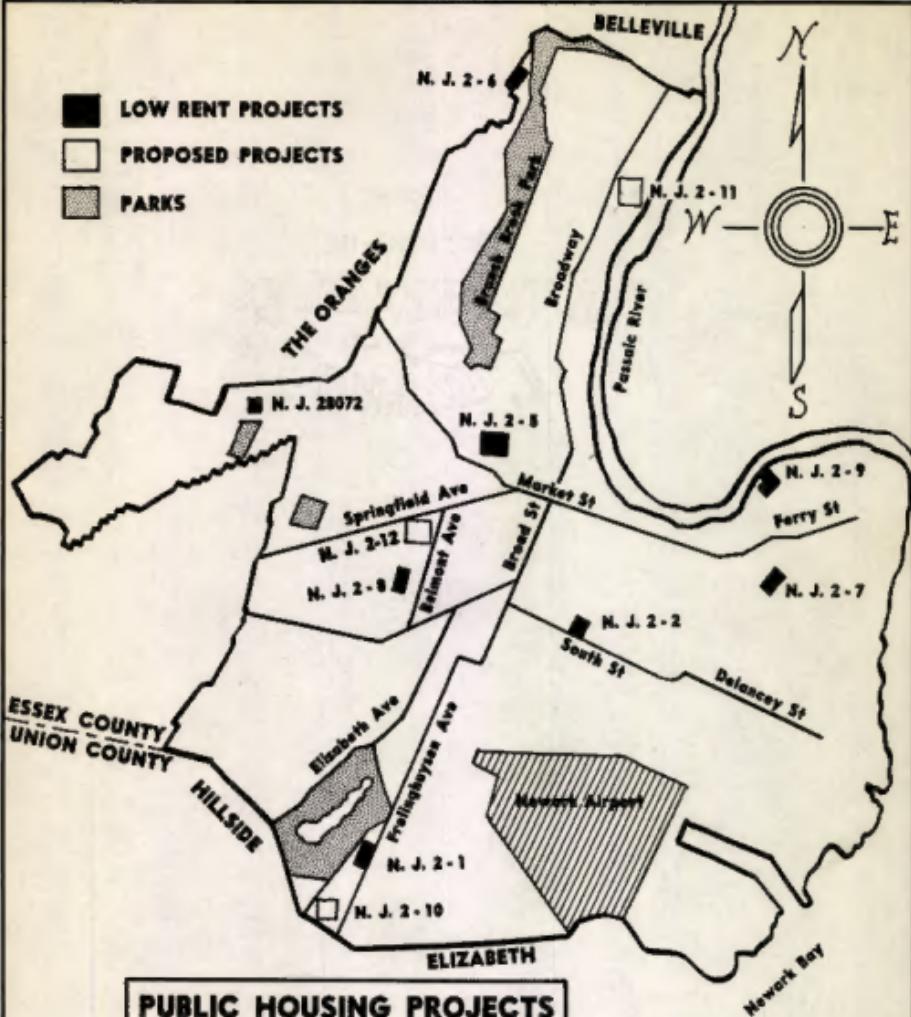
Prepared by:

DEPARTMENT OF RESEARCH
AND PROJECT SERVICES

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Rev. William P. Hayes
Irving Rosenberg
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- LOW RENT PROJECTS
- PROPOSED PROJECTS
- PARKS



**PUBLIC HOUSING PROJECTS
operated by
THE HOUSING AUTHORITY
of the
CITY OF NEWARK**

N. J. 2-1	SETH BOYDEN COURT
N. J. 2-2	PENNINGTON COURT
N. J. 2-5	JAMES M. BAXTER TERRACE
N. J. 2-6	STEPHEN CRANE VILLAGE
N. J. 2-7	JOHN W. HYATT COURT
N. J. 2-8	FELIX FULD COURT
N. J. 2-9	FRANKLIN D. ROOSEVELT HOMES
N. J. 28072	BRADLEY COURT

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BASIC PROJECT ACTIVITIES, DECEMBER 1950

PROJECT	RACE	INELIGIBLE	MOVE-OUTS	MOVE-INs
South Boyden 530 Families Sept. 1, 1950 - All White	527-W 3-N	151	5	5
Pennington S. 236 Families Sept. 1, 1950	176-W 60-N 63-N	173-L 73	3	4
James M. Baxter 611 Families Sept. 1, 1950	198-W 413-N	201-W 410-N	129	5
Stephen Crane 353 Families Sept. 1, 1950 - All White	350-W 2-N	113	6	6
James W. Hyatt 402 Families Sept. 1, 1950 - All White	397-W 5-N	144	12	8
Felix Fuld 300 Families Sept. 1, 1950	150-W 150-N	118-W 152-N	52	4
F.D.Roosevelt 275 Families Sept. 1, 1950	215-W 60-N	212-W 62-N	34	4
Jos. P. Bracey 301 Families Sept. 1, 1950 - All White	290-W 3-N	-	2	2
Sept. 1, 1950	December 31, 1950			
2225-W 603-N	77.3%	76.7% 23.3%	2307-W 701-N	696 25.7%
			41	30

Column I in the chart shows the progress of integration. Since Sept. 1, 1950 when the Authority instituted its policy of renting apartments to families solely on the basis of need regardless of their race and color, some 25 families have been successfully integrated. In a later number of the bulletin this phase of the Authority's activities will be carefully examined.

Column II shows that over-income families still constituted about one-quarter of all the families in the seven projects. However, every month has shown some decline in this number.

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TENANT TURNOVER IN N.H.A. PROJECTS FOR 1950

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PROJECT	NUMBER	APTS. AVAILABLE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	TOTAL	ANNUAL RATE
Seth Boyden	NJ 2-1	530	1	5	4	2	5	7	8	7	7	3	6	5	58	10.9
Pennington	NJ 2-2	236	1	5	1	4	3	2	5	2	1	6	6	3	37	15.7
Baxter	NJ 2-5	611	2	4	5	5	6	8	2	4	3	8	5	5	57	9.3
Crane	NJ 2-6	363	-	5	5	2	4	4	6	2	5	3	7	6	47	13.5
Ryatt	NJ 2-7	402	3	6	5	3	4	7	9	6	10	13	14	12	92	22.9
Fuld	NJ 2-8	300	2	-	3	4	6	3	3	2	5	4	4	4	40	13.3
F.D.R.	NJ 2-9	275	-	4	4	5	2	8	5	5	7	2	7	4	51	18.6
Bradley	NJ 28072	301	1	1	1	1	-	2	2	5	2	5	3	2	23	7.6
MONTHLY TOTALS		3008	10	24	28	26	30	41	40	29	40	44	52	41	405	13.5
CUMULATIVE TOTALS		---	10	34	62	88	118	159	199	228	268	312	364	405		

This table suggests the following tentative conclusions:

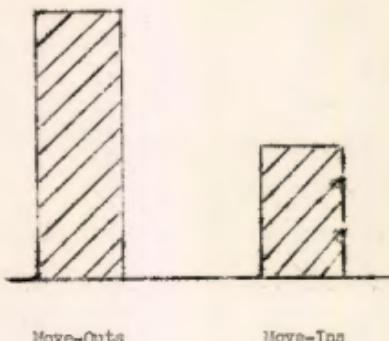
1. Some projects have a greater hold on their tenants than others.
2. This is partly accounted for by the greater rate of turnover of white tenants as compared with that of non-white tenants.
3. The greater rate of turnover during the September to December period is due to greater pressure being exerted upon "over-income" tenants.*
4. The low-rate of turnover in Bradley Court is due to its being a Lanham Act project.

INCOMES OF MOVE-OUTS AND MOVE-INS IN 1950

During 1950, 405 families moved out of the low-rent projects; 197 families were eligible for continued occupancy, while 208 were ineligible. The average annual income of the families moving out was \$3,324. The average annual income of the families moving in was \$1,813. The average difference between the income of families moving out and those moving in was \$1,511.

INCOME

\$3,500.
3,000.
2,500.
2,000.
1,500.
1,000.
500.
0.



SURVEY OF PROGRESS IN REMOVAL OF OVER-INCOME TENANTS
7 LOW-RENT PROJECTS IN 1950

1. Number of over-income families 1-1-50..... 634
2. Number of families becoming ineligible during 1950. 526 1220
3. Total removed from ineligible list during 1950..... 524
 a. moved out of project..... 208
 b. income reduced..... 316
 524
4. Number of over-income families 12-31-50..... 696

1940 — 1941 — 1942
 AVERAGE ANTICIPATED ANNUAL INCOMES
 OF PROJECT FAMILIES
 (1940-1950)

1940 — 1941 — 1942

YEAR	BOYNTON	PENNINGTON	RAXTER	CRANE	HYATT	FULD	F.D.R.	BRAINLEY	YEARLY AVG.
1940	\$-	\$1089	\$-	\$-	\$-	\$-	\$-	\$-	\$1089
1941	1157	1257	1215	1078	-	-	-	-	1177
1942	1518	1694	1450	1360	1888	1697	-	2065	1667
1943	2030	2230	1984	1761	3091	2253	-	3168	2360
1944	2245	2268	2285	2092	2697	2536	-	2870	2430
1945	2082	2072	2026	2046	2571	2058	-	2710	2224
1946	2135	2059	1938	1985	2447	2138	-	2600	2186
1947	2288	2293	2136	2384	2913	2374	2006	3221	2452
1948	2492	2544	2083	2523	3078	2350	2270	3309	2581
1949	2704	2757	2452	2776	3147	2518	2358	3465	2772
1950	2704	2695	2366	2703	3180	2415	2338	3369	2731
AVERAGE 1940 - 1950	2135	2089	1993	2079	2779	2260	2135	2975	2152

***** -- ***** -- *****
 AVERAGE MONTHLY RENT BY PROJECTS BY YEARS
 (1940--1950)

***** -- *****

YEAR	BOYDEN	PENNINGTON	BAXTER	GRIMS	HYATT	FULD	F. D. R.	BAILEY	YEARLY AVG.
1940	0-	321.10	0-	0-	0-	0-	0-	0-	321.10
1941	24.36	23.02	20.05	23.96	37.00	-	-	-	25.68
1942	24.76	25.48	20.05	26.49	40.00	21.81	-	36.69	27.85
1943	30.98	32.85	31.15	32.71	41.00	34.36	-	41.73	34.97
1944	34.60	34.86	33.95	35.37	38.00	36.52	-	41.97	36.47
1945	34.83	33.19	32.58	32.90	40.00	34.63	-	40.00	35.45
1946	37.01	35.64	35.40	35.73	36.00	36.04	-	41.00	35.97
1947	37.05	36.03	35.43	36.00	40.00	36.00	31.00	43.00	36.81
1948	37.92	37.39	36.81	37.29	41.27	35.80	31.00	43.00	37.56
1949	37.00	38.00	36.70	39.00	41.00	37.35	37.56	42.57	38.65
1950	39.00	38.21	37.07	39.91	44.03	35.36	35.37	46.48*	39.43

AVERAGE

1940 -

1950	33.75	32.34	31.92	33.94	39.00	34.20	33.73	41.83	33.58
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TENANT SELECTION ACTIVITIES FOR
LAST QUARTER OF 1950

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The status of new applicants for public housing during the fourth quarter of 1950 closely followed past experience. Almost 50% of the new applicants were classified as ineligible, cancelled, or withdrawn. Those ineligible because of excessive income were 27.4% of the total new applicants.

Analysis of New Applicants for Housing, Fourth Quarter, 1950

Eligible	266
Ineligible	366
Total New Applicants.....	632
Percentage Eligible.....	42.1%
Percentage Ineligible.....	57.9%

I. a. Active Applications October 1, 1950.....	1083
b. New Applicants Interviewed during Oct. - Dec. 632	
c. Total Applications - Dec. 31, 1950.....	1715
II. Disposition of Applications, Oct. - Dec. 1950.	
a. Moved into projects.....	116
b. Ineligible, withdrawn, or cancelled.....	366
c. Total Applications Disposed Of.....	482
III. Current Active Applications - Dec. 31, 1950	
Item Ic, less Item IIc	1233
IV. Reasons for Ineligibility, Withdrawal or Cancellation	

Citizenship.....	4
Family Size.....	6
Lack of Housing Need.....	19
Residence.....	11
Undesirable.....	2
Withdrawn.....	121
Excess Income.....	173
Inadequate Income.....	11
Deferred.....	19

Total 366

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THE RELOCATION OF FAMILIES ON SITES

N.J. 2-10 AND N.J. 2-11

*** -- ***

The Relocation Division headed by Samuel Warrence, was established on November 15, 1950, and charged with the responsibility of relocating every family on two sites already acquired so that the building program might be started as soon as possible.

In November, 1950, the Authority began the task of relocating the 91 families who were living on the two sites. The first site N.J. 2-10 where 730 living units are planned, and which is located at the south end of Newark, near the Newark-Elizabeth line, had 56 families residing on it. The second site N.J. 2-11, with 630 living units planned and which is located at the north end of Newark at Grafton Avenue had 33 families living on it.

Of the 56 families residing on Site N.J. 2-10, all but 10 families had already moved or had arranged to move during the month of January 1951. It appears that of these 10 families 5 families will be difficult to relocate. The current relocation schedule calls for the entire site to be cleared of residents by February 15, 1951.

On Site N.J. 2-11, of the 33 site families, 26 families have already moved or had arranged to move during the month of January, 1951. Five families are parties to condemnation proceedings, and will probably vacate their apartments during the month of January, 1951.

Experience gained thus far has shown that the problem of relocation can be solved by an individualized approach which takes into account the special circumstances of each family. Difficult as the relocation problem is, it is not insurmountable, if all the resources of the community and the Authority are utilized.

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URBAN REDEVELOPMENT AND PUBLIC HOUSING

*** — ***

Mr. Louis Danzig, the Executive Director, spoke at the annual conference of the New Jersey State League of Municipalities in Atlantic City on November 31, 1950, about the coordination of public housing and urban redevelopment programs.

He said that, if public housing projects are planned in conjunction with redevelopment projects, the public housing can be arranged so as to shield the private developments from adjacent slums and other miseries. In addition, the best amenities of the site may be used to enhance the value of the private development and commercial facilities for the tenants of the public housing as well as for the tenants of the private development may be made part of the private project. In those ways, the attractiveness of the private project to investors may be substantially increased. As a result of this coordination of the two programs, an area which is much larger than would otherwise be possible may be rebuilt, by combined public and private action.

Furthermore, according to the Executive Director, not all the families in a slum area that is to be redeveloped will be eligible for public housing. Some families will have incomes high enough for private housing and some, although too high for eligibility to public housing, will still not be high enough to afford private housing. For such families of middle income, more housing is badly needed. It might be achieved through Title VII, the insured yield section, of the National Housing Act, or through the provisions of the State Urban Development Companies Law or of the Limited Dividend-Housing Corporations Law.

The public housing program and the urban redevelopment program also supplement each other in the fulfillment of the equivalent elimination requirement of the United States Housing Act of 1949. Under this requirement, one substandard dwelling must be eliminated for every low-rent public housing dwelling that is erected.

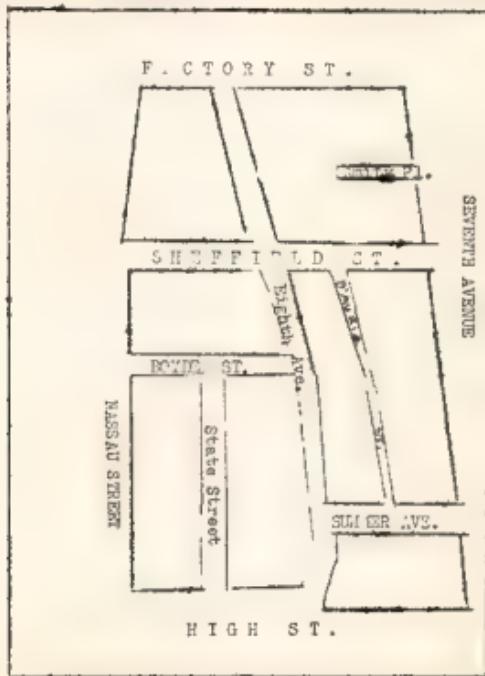
MAP AND DESCRIPTION OF SITE #1

The Newark Housing Authority recently announced the selection of its fourth site. This site is located in the 1st Ward and is bounded by High Street, Nassau Street, Factory Street and Seventh Avenue. The area covers approximately seven city blocks.

An analysis of Census Data of 1940 shows that most of the dwellings on the site were built prior to 1929 and that about three-quarters of all the units were in need of major repairs or had no private bath. Large porcents... if the homes were overcrowded and more than 9 out of ten homes were tenant occupied. About 2000 people lived in this site ten years ago.

In order to discover what changes have occurred on the site and in the area as a whole in the last decade, the Authority has begun an intensive on-the-spot survey in which senior college students, who have been trained by the staff are participating. The results of the survey will be summarized in the next bulletin of the quarterly.

MAP OF
SITE #1



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OCCUPIED SUBSTANDARD DWELLING UNITS IN

NEWARK NEW JERSEY, 1950

*** — ***

A Special Tabulation of the 1950 Census for Newark shows the city to have a total of 27,260 occupied substandard dwelling units.

The vast majority of these substandard units are occupied by renters who constitute 92.1% of the total number of occupied units. Of these 56.3% were occupied by whites and 37.1% by non-white.

Most of these dwelling units had 2 to 5 rooms in them. A third of the total had 6 rooms.

Newark still has over 50% of its substandard units lacking piped or water inside the structure. Here again the non-white households have a larger percentage lacking or water than do white households; the percentages being 64.4% as compared with 50.7% respectively. Piped water which is one of the most important basic necessities for life, is lacking in about 170 dwelling units in Newark.

White households have larger percentages with flush toilets, either inside or outside of the structure. Here, the percentages are 22.3% for non-white occupants compared with 9.0% for white occupants. In other words, over twice as many non-white dwelling units are without flush toilet facilities.

Bathing facilities are almost equally divided between those who have an installed bathtub or shower and those who do not have these bathing facilities. Those who either have exclusive use or share their bathtubs/showers total 15.2% while those having either/no/e total 49.9% of the occupants' substandard dwelling units. Non-white households in the other/non classification comprise nearly 60% of the total non-white households as contrasted with 15% of the white households.

The number of persons in the dwelling unit tended to concentrate in the 2 to 4 person category after which approximately 65% of the total number of persons were grouped. The non-white occupants had a larger percentage of families with 5 or more persons in them than did white occupants. The percentages are 28.1% and 12.1% respectively.

Almost 2½ times as many non-white households had one or more lodgers living with them than did white households. The white household with lodgers number 848 d.u., while the non-white numbered lodgers was 2041 d.u.

The occupants of substandard dwelling units are about evenly divided between structures with 2 to 4 d.u., and those containing 5 or more d.u. This holds true for the white and non-white occupants.

HOUSING CHARACTERISTICS FOR THE CITY OF NEWARK

1950

6000

	NUMBER	PERCENT OF TOTAL
All dwelling units.....	125,565	100.0
Occupied substandard dwelling units.....	26,260	21.5

ST JOHN I / D CEST. OF SUBSTANDARD HOUSING, A P. IN TURNG
EXCERPT FROM 1950 U.S. CENSUS OF POPULATION - NEWARK, N.J.

	NUMBER	PERCENT OF TOTAL
Total number occupied substandard dwelling units.....	26,260	100.0
Owner occupied substandard D.U. (White).....	1,774	6.3
Owner occupied substandard D.U. (Negro).....	448	1.6
Sub-Total.....	2,222	7.9
Tenant occupied substandard D.U. (White).....	15,910	56.3
Tenant occupied substandard D.U. (Negro).....	10,128	35.8
Sub-Total.....	26,038	92.1

CONDITION	NUMBER	PERCENT OF TOTAL
Not dilapidated.....	16,476	58.3
Dilapidated.....	11,671	41.3
Not reporting.....	113	0.1
Total.....	26,260	100.0

<u>WATER SUPPLY</u>	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
Hot and cold piped running water inside structure.....	12,321	43.6
Only cold piped running water inside structure.....	15,769	55.8
Not piped running water inside structure.....	170	0.6
Not reported.....	(1)	-(1)

Total.....

<u>TOILET FACILITIES</u>	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
Flush toilet inside structure, exclusive use.....	19,810	70.1
Flush toilet inside structure, shared.....	4,437	15.7
Other toilet facilities including PRIVY.....	3,985	14.1
Not reported.....	28	0.1

Total..... 20,260 100.0

<u>BATHING FACILITIES</u>	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
Installed bathtub or shower inside structure, exclusive use.....	10,174	36.0
Installed bathtub or shower inside structure, shared.....	3,730	13.2
Other or none.....	14,102	49.9
Not reported.....	254	0.9

Total..... 20,260 100.0

<u>COOKING AND PLUMBING FACILITIES</u>	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
Not dilapidate	16,221 (TOTAL)	57.4
With private bath and private flush toilet no running hot water.....	4,267	15.1
With private flush toilet, no private bath.....	6,669	23.6
With running water, no private flush toilet.....	5,200	18.4
No running water.....	85	0.3

(1) -less than 0.05 percent

	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
Dilapidated.....	12,039(TOTAL)	42.6
With private bath and private flush toilet, hot and cold running water.....	4,408	15.6
With private bath and flush toilet no hot running water.....	1,272	4.5
With private flush toilet, no private bath.....	3,021	10.7
With running water, no private flush toilet.....	2,883	10.2
No running water inside the structure...	85	0.3
Not reporting condition or plumbing facilities.....	367	1.3

<u>CONDITION BY NUMBER OF PLUMBING FACILITIES</u>	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
Not dilapidated.....	16,221	57.4
Lacking 1 facility	7,150	25.3
Lacking 2 facilities	7,291	25.6
Lacking 3 facilities	1,780	6.3
Dilapidated.....	11,613	41.2
With all facilities	4,409	15.6
Lacking 1 facility	2,006	7.1
Lacking 2 facilities	3,137	11.1
Lacking 3 facilities	2,091	7.4
Not reporting condition or plumbing facilities.....	367	1.3
Total.....	29,231*	100.0

<u>NUMBER OF DWELLING UNITS IN STRUCTURE</u>	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
1 dwelling unit.....	2,176	7.7
2 to 4 dwelling units	13,226	46.6
5 or more dwelling units.....	12,858	45.5
Total.....	28,260	100.0

*Loss of 28 families due to 0.1 percentage loss in tabulation.

<u>NUMBER OF PERSONS</u>	<u>TOTAL NUMBER OF PERSONS</u>	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
1 person	3,843	3,843	13.6
2 persons	15,374	7,687	27.2
3 persons	18,312	6,104	21.6
4 persons	17,748	4,437	15.7
5 persons	13,705	2,741	9.7
6 persons	9,324	1,554	5.5
7 persons	5,537	791	2.8
8 persons	4,072	509	1.8
9 persons	5,346	594	2.1
 Total.....	93,261	28,260	100.0

<u>NUMBER OF LODGERS</u>	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
None.....	25,349	89.7
1 or more lodgers.....	2,911	10.3
 Total.....	28,260	100.0

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COMPARISON OF OCCUPIED SUBSTANDARD DWELLING UNITS BY TENURE AND
COLOR OF OCCUPANTS FOR NEWARK, NEW JERSEY, 1950

*** - - ***

	TOTAL			WHITE			NON-WHITE		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
	Percent of total			Percent of total			Percent of total		
Total occupied substandard	26,260	2,222	26,038	17,684	1,774	15,910	10,576	446	10,128
Percent of total	100.0	7.9	92.1	62.6	6.3	56.3	37.4	1.6	35.8
<u>CONDITION</u>									
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Not dilapidated	58.3	60.5	58.1	68.2	67.2	68.3	41.7	34.1	42.1
Dilapidated	41.3	39.0	41.5	31.4	32.2	31.3	57.9	65.9	51.6
Not reported	0.4	0.4	0.4	0.4	0.6	0.4	0.4	--	0.4
<u>WATER SUPPLY</u>									
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Hot & cold piped running water inside structure	45.6	60.8	42.1	48.9	58.3	47.9	34.6	70.5	33.0
Only cold piped running water inside structure	55.8	38.8	57.3	50.7	41.1	51.7	64.4	29.5	65.9
No piped running water inside structure	0.6	0.4	0.6	0.4	0.6	0.4	1.0	--	1.0
Not reported	(1)	--	(1)	--	--	--	0.1	--	0.1

(1) Less than 0.05 percent

(Continued)

COLOR OF OCCUPANT FOR NEWARK, NEW JERSEY, 1950

	TOTAL			WHITE			NON-WHITE		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
<u>TOILET FACILITIES</u>									
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Flush toilet inside structure exclusive use	70.1	83.0	69.0	72.0	84.4	72.8	63.7	77.3	63.1
Flush toilet inside structure shared	15.7	13.0	16.0	16.8	11.1	17.5	13.9	20.5	13.6
Other toilet facilities (including privy)	14.0	3.6	14.9	9.0	3.9	9.6	22.3	2.3	23.2
Not reported	0.1	0.4	0.1	0.2	0.6	0.1	0.1	--	0.1
<u>BATHING FACILITIES</u>									
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Installed bathtub or shower inside structure, exclusive use	36.0	47.9	35.0	38.7	44.4	38.0	31.5	61.4	30.2
Installed bathtub or shower inside structure shared	13.2	13.9	13.1	16.1	12.2	16.5	8.4	20.5	7.8
Other or none	49.9	37.8	50.9	44.6	42.8	44.8	58.8	18.2	60.6
Not reported	0.9	0.4	1.0	0.7	0.6	0.7	1.3	--	1.4
<u>NUMBER OF LODGERS</u>									
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
None	89.7	91.9	89.5	95.2	96.1	95.0	80.7	75.0	80.9
1 or more lodgers	10.3	8.1	10.5	4.8	3.9	5.0	19.3	25.0	19.1

RESIDENTIAL CONSTRUCTION, BUILDINGS AND ALTERATIONS

IN THE CITY OF NEWARK FOR 1950

*** *** ***

During 1950, 84 permits for the construction of new buildings for residential purposes were issued. These buildings were designed to serve 291 families. 45 of these buildings were 1 family homes, 13 were 2 family homes and 5 were multi-family. One consisted of a one-family and a store unit.

There was no appreciable rain during this period in the construction of new dwelling units or during their demolition. The sun consisted of only 14.1%.

Demolitions In Newark - 1950

Month	Number of Permit Issued	Number of Residential Structures Dismantled	Number of D.U. placed in disposal	Difference Between D.U. Built & D.U. placed in disposal
January	5	4	10	-6
February	4	4	9	+1
March	6	6	11	+5
April	10	6	9	+1
May	10	7	31	+1
June	22	17	50	+28
July	25	19	49	+10
August	21	10	18	+1
September	12	8	16	+4
October	15	14	29	+14
November	14	10	26	+12
December	12	9	21	+9
Total	156	114	279	+14

Additions And Alterations In Newark - 1950

Month	Number of Residential Structures Added and Altered
January	16
February	17
March	20
April	34
May	27
June	23
July	23
August	27
September	24
October	21
November	21
December	27
Total	62

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COMPARISON OF PUBLIC HOUSING UNITS^{*}
IN OPERATION IN 16 LARGEST CITIES
PER 1,000 POPULATION
U.S. 1, 1950

*** *** ***

City	Public Housing Dwelling Units Per 1,000 Persons	City	Population	Public Housing Dwelling Units
San Francisco, Cal.	12.2	New York, N.Y.	8,000,000	44,525
Boston, Mass.	12.1	Chicago, Ill.	3,606,000	10,981
Dallas, Tex.	10.6	Los Angeles, Cal.	2,000,000	12,363
Baltimore, Md.	10.0	Philadelphia, Pa.	2,000,000	9,586
Washington, D.C.	9.1	Detroit, Mich.	1,850,000	11,361
New Orleans, La.	8.8	Cleveland, O. ^{**}	1,379,275	9,580
Pittsburgh, Pa.	8.0	Baltimore, Md.	980,000	9,811
Cleveland, O.	7.2	St. Louis, Mo.	920,000	1,315
Buffalo, N.Y.	7.0	Washington, D.C.	870,000	7,935
Los Angeles, Cal.	6.2	Boston, Mass.	815,000	9,860
Detroit, Mich.	6.1	Pittsburgh, Pa.	770,000	6,137
Newark, N.J.	6.0	San Francisco, Cal.	760,381	9,257
New York, N.Y.	5.6	Houston, Tex.	700,000	2,215
Philadelphia, Pa.	4.8	Milwaukee, Wis.	615,000	1,722
Houston, Tex.	3.1	New Orleans, La.	613,000	5,381
Chicago, Ill.	3.0	Buffalo, N.Y.	600,000	1,315
Milwaukee, Wis.	2.8	Dallas, Tex.	500,000	5,325
St. Louis, Mo.	1.4	Newark, N.J.	500,000	3,009

* Includes all completed units, whether low-rent, state, or federally aided, Veterans Temporary and Permanent Program, active Lanham Act or War Housing, but does not include units under construction or in development.

** Includes county

SOURCE: U.S.H.O. Survey, May - June, 1950.

N.J. JERSEY HOUSING LEGISLATION

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New Jersey

State Housing Authority. The act establishing the State Housing Authority was repealed in 1944. In 1946, however, the State Department of Economic Development was designated to administer the state's emergency housing program.

Local Housing Authorities. The governing body of any city or county may create a local housing authority whose area of operations will be that of the parent city or county. (N.J. Laws, 1938, p.65) Two or more cities may cooperate in creating a regional housing authority. Two or more housing authorities may cooperate in establishing joint projects. Local authorities have the necessary powers to provide public housing, including the power of eminent domain, and the right to issue bonds. Their property and bond issues are exempt from taxation. In lieu payments may be made which are consistent with the permanent nature of housing projects. (N.J. Laws, 1947, p.1190) Rentals charged in public housing projects must be no higher than necessary to retire debt, establish a debt retirement reserve, and pay operation and maintenance costs. The income of tenants may not exceed five times the annual rental, except in the case of families having three or more minor dependents, for whom the ratio is six to one;

Actions Permitted Other Local Governments. Any city may provide emergency housing for veterans and other citizens. (N.J. Laws, 1946, p.21) Bonds may be issued, and emergency appropriations made to finance these housing operations. County park commissions may permit the temporary use of park land for veterans housing. (N.J. Laws, 1947, p.80) The Port of New York Authority is authorized to provide for the re-housing of persons whom its construction activities have displaced. (N.J. Laws, 1946, p.547.)

The State Emergency Housing Program. The state, acting through the Department of Economic Development, may acquire or construct emergency housing facilities, or may contract with private individuals or with municipalities to have such housing constructed. (N.J. Laws, 1946, p.1345- (In N.J. Laws, 1947) The title to all such improvements is to rest with the state, which may operate the property itself, or contract to have it managed under state regulation. There is to be no racial or religious discrimination under this program. A total of \$1,000,000 has been raised to carry on this work, \$6,000,000 by appropriation, and \$35,000,000 by the sale of bonds.

Public Housing Corporations. Public housing corporations may be formed to construct housing projects. (N.J. Rev. Stat. (1937), p.42) They are supervised by the State Department of Economic Development, which fixes project rentals and corporation dividends. These dividends are never to be over six per cent annually. A city may use the power of eminent domain to help a housing corporation to acquire property.

Investment by Insurance Companies. Insurance companies are authorized to enter in redevelopment activities. (N.J. Rev. Stat. (1937, p.121) In action, each company may invest up to five percent of its assets in the purchase of real estate for such projects. The governing body of the city must approve redevelopment projects, and set project rentals so the net return on insurance company investment shall be between five and six percent.

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CORRECTION OF RENT INDEX

Along with the announcement of the indexes for October, the Bureau of Labor Statistics announced also a correction in its indexes for rent. This is to correct an error which has been accumulating since 1940. The rent indexes, as published heretofore, have measured the changes in rents of houses after they were in the rental market, but did not reflect the higher rents charged for new dwellings when they were first rented. In July 1949 the Bureau made a rough estimate that as a result of this "downward bias" the rent index in February of that year was too low by some 4.5 to 5 index points and as a result the all-items Consumers' Price Index was too low by somewhere between 0.6 and 0.9 index points.

Early in 1950 the Bureau conducted extensive field surveys of rent which now make it possible to estimate more precisely the amount of this accumulated "downward bias." The correction accumulated from 1940 to January 1950 is 5.7 percent of the rent index. Applying this to the October index would raise the rent index by 7.1 index points and the all-items index by 1.3 index points.

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REDUCING "BUILT-IN" ACCIDENTS

Housing construction this year is topping well over a million units—an all-American record. Yet one thing is wrong with this happy picture: we are building accidents into our new homes faster than ever before. In American homes in 1950, we can expect at least a total of 5,000,000 accidents and 30,000 fatalities. This appalling casualty toll is unnecessary. Counting all accidents to people of all ages, it is much safer to work in a factory—or ride airplanes or trains—than a stove top! The safety record in industry is twice as good as it is in our dwellings, and in outstanding industries is nine times better. This spotlights a grave domestic failing. But the comparatively low rate of industrial accidents certainly shows what can be done when a carefully planned prevention program is put in to action.

ST. RCE: Remarks by Leonard G. Haeger, Assistant Director, Division of Housing Research, Housing and Home Finance Agency, to the Home Safety Conference of the National Safety Council, Chicago, October 18, 1950.

NEWARK TOTAL UP BUT SEVERAL WARDS SHOW SOME DECLINE

1940 - 1950

<u>WARD</u>	<u>1940</u>	<u>1950</u>	<u>% GAIN OR LOSS</u>
1	25,313	22,682	- 12.1
2	11,307	11,372	+ 0.6
3	25,063	30,568	+ 18.2
4	5,329	6,077	+ 14.0
5	15,474	14,532	- 6.0
6	19,272	19,511	+ 1.6
7	11,092	13,857	+ 1.7
8	39,301	43,178	+ 9.9
9	62,711	66,789	+ 6.5
10	18,187	16,900	- 7.6
11	28,813	30,076	+ 4.0
12	19,445	20,512	+ 5.6
13	57,663	56,976	- 1.1
14	29,966	28,458	- 4.7
15	11,721	12,716	+ 7.5
16	44,684	43,753	- 2.1
<u>CITY</u>	<u>429,760</u>	<u>437,857</u>	<u>+ 1.9</u>

^{See U.S. Census}^{1940 & 1950 inhabitants for actual figures}

The 1950 Preliminary Census figures disclose that Newark had a net gain of 1.9 percent in population during the 1940 - 1950 period.

Seven wards showed a decline in population ranging from 1.4 percent to 12.1 percent. Nine wards showed a gain ranging from 1.6 percent to 18.2 percent.

The Third Ward had the largest gain of any section of the city. In this ward the gain was 18.2 percent or 1,705 persons.

The gain in the Third Ward represents 58.1 percent of the total gain for the City of Newark, and means that the section of the city around the 3rd Ward, continues to increase its population. It is apparent that we are leaving the strain on its "mature" or "r-taxed" facilities, except for the proposed Public Housing Project in this area.

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BIRTH AND DEATH RATES FOR NEWARK *

1918 - 1949

***** - *****

<u>YEAR</u>	<u>BIRTH RATE PER 1,000</u>	<u>DEATH RATE PER 1,000</u>	<u>NCT INCRE. ST. PER 1,000</u>
1918	27.0	19.72	7.3
1919	25.7	12.57	13.1
1920	28.3	13.40	14.9
1921	27.5	11.24	16.3
1922	25.4	12.06	13.3
1923	25.3	11.67	13.6
1924	25.7	11.22	14.5
1925	24.0	11.67	12.3
1926	22.7	11.85	10.8
1927	21.5	10.90	10.6
1928	20.7	11.63	9.1
1929	20.7	11.74	9.0
1930	22.2	11.92	10.3
1931	21.4	11.40	10.0
1932	19.4	10.40	9.0
1933	17.6	10.91	6.7
1934	16.7	10.49	6.2
1935	16.8	10.56	6.2
1936	15.8	11.18	4.6
1937	16.7	11.00	5.7
1938	17.3	10.85	6.4
1939	17.3	10.58	6.7
1940	19.9	11.71	8.2
1941	22.8	11.62	11.2
1942	28.0	11.86	16.1
1943	26.9	12.55	14.3
1944	24.5	11.88	13.0
1945	25.4	11.60	13.8
1946	30.3	11.14	19.2
1947	33.1	11.58	21.6
1948	30.8	11.43	19.4
1949	30.3	11.25	19.1

* SOURCE: Department of Health, Newark, New Jersey
Health Report for Newark, 1949.

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MARRIAGE RATES GO UP

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Marriage License Issuance and Housing Requirements

A recent reversal of the downward trend of marriage licenses issued in major cities foreshadows a concomitant rise in the number of marriages and hence, in the number of new families seeking living quarters of their own. If this trend continues, a noticeable tightening in the housing situation is in prospect in 1951, particularly in view of the anticipated curtailment of new residential construction next year as a result of the international situation. A rise in marriages and hence, in new family formations, may also bring about a slowing down, if not a reversal, of the declining trend in the number of families living "double up." According to the latest Census figure, doubling in March of this year was down to slightly less than 1.9 million, compared with a peak of 2.7 million in 1947.

Recent Trends in Marriage Licenses

Marriage licenses issued in major cities reached a peak in 1946. From 1946 to 1950, there was then a consistent "downward" trend in license issuance. Figures for the third quarter of 1950 reveal a reversal of that trend. For the month of August, the combined total exceeded the comparable figure for last year by 11.2 percent. This marked rise more than offset the comparative lag in marriage licenses which prevailed during most of the first half of the year, bringing the cumulative total from January's (January-September 1950) to 420,000, or an increase of 2.3 percent over the figure for the same period of last year.

There were 55,272 marriage licenses issued in major city areas during September of the current year. This total represented a rise of 13.5 percent over the figure for the same month of last year, while September 1950 the fourth month this year, was the third consecutive month for which a relative increase in marriage licenses was recorded.

Of the individual city areas, all but 12 reported a larger number of marriage permits granted during September of the current year than during the same month last year. Twenty-five, or almost one-third, of the 79 areas which experienced increases reported figures which exceeded their individual totals for September 1949 by over 20.0 percent. These were distributed by state as follows: 5 in Ohio; 3 each in Indiana and Tennessee; 2 each in Massachusetts, Michigan, New York, and Pennsylvania; and the remaining 6 scattered.

Comparative percentage increases in six city areas were particularly high, ranging from 52.2 percent in Yonkers, New York, to 157.3 percent in South Bend, Indiana. In the five most populous cities of the United States (New York, Chicago, Philadelphia, Los Angeles, and Detroit), the number of marriage licenses for September 1950, was 15.1 percent above that for the same month last year.

Of the 12 areas which reported a smaller number of marriage licenses in September 1950 than they did in the same month last year, Youngstown, Ohio, and Louisville, Kentucky, reported the largest percentage declines, 15.3 and 13.0 respectively. The latter city has experienced an uninterrupted decline in licenses for each month since October of 1946 when compared with the corresponding figure in the previous year.

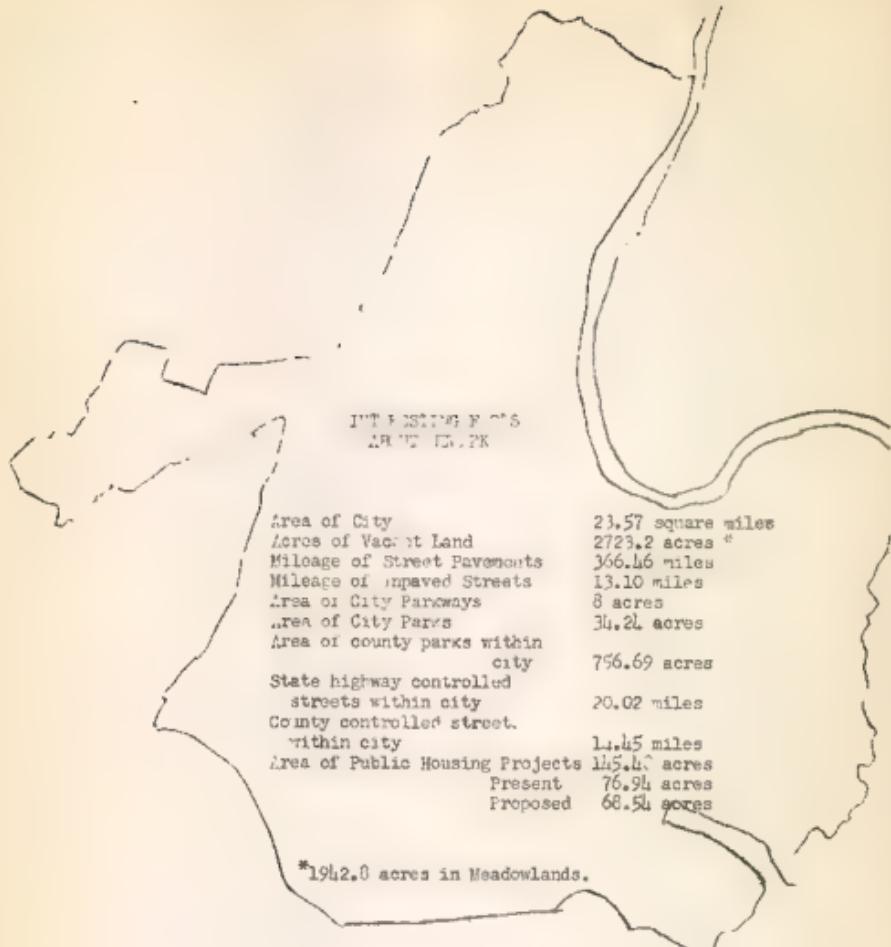
On a cumulative basis, the number of marriage license issued during January-September 1950, compared with the same period of last year, rose in 65 areas, dropped in 26, and remained unchanged in 2.

SOURCE: Housing Home and Finance Agency, Housing Statistics, October, 1950.

1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 (11 mos.)

A DECADE OF MARRIAGE LICENSES ISSUED IN NEW YORK - 1940 - 1950

1940	5537
1941	5985
1942	6568
1943	5562
1944	4790
1945	5175
1946	6021
1947	7399
1948	6083
1949	5749
1950 (11 mos.)	5359



BUSINESS TRENDS IN NEWARK (August, 1950)

1949 — 1950

<u>NEWARK</u>	<u>LATEST</u> <u>FIGURE</u>	<u>PER-CENT CHANGE FROM</u> <u>PREVIOUS PERIOD</u>	<u>YEAR AGO</u>
Total Manufacturing Employment.....	332,000	—	+7
Bank debits.....	875,130	+3	+20
Bank clearings.....	21,575	+12	+21
Business Failures.....	5	-17	+67
Postal Receipts.....	2,650,74	+4	+7
Savings in all Insur. Soc. ins.			
Automobiles.....	144,468	—	+13
Savings in all "true" Savings Banks.....	209,144	+1	+6
Retail Sales.....	—	-17	+35
Food group.....	—	-6	+14
Eating and drinking places.....	—	-8	-3
Restaurants, cafeterias, lunchrooms.....	—	-6	0
Drinking places.....	—	-3	-5
Department Stores.....	—	-29	+25
Apparel group.....	—	-33	+7
Furniture & home hold-radio group.....	—	—	—
Furniture stores.....	—	-13	+24
Imb'r-bl'dg-har'ware group.....	—	—	—
Automotive gr. P.....	—	+2	+60
Furn. and acc. & alrcs.....	—	+3	+36
Drug stores.....	—	-1	-5
Jewelry stores.....	—	-42	+4
Department store sales index (1935 = 100).....	216	+9	+19
Insured Unemployment of N.J. Claims.....	6,510	-39	-68
Elements by local employment office.....	1,747	+1	+28
Building permits.....	4,007,320	+398	+73
Adv. t'sing-in'.....	2,271,896	+12	—
Tel. & tele. stations-in-service	193,235	—	+5

See also: Review of New Jersey Business - October 1950 - Vol. VI No. 3
 Rutgers University Press. - New Brunswick, New Jersey.

UNITED STATES ECONOMIC PROFILE

	<u>AUGUST 1950</u>	<u>A YEAR AGO</u>
Gross national products (annual rate)	\$262 Billion	\$253 Billion
Industrial production (1939 = 100)	213	169
Factory employment	44.9 million	42.6 million
Annual per capita income (in 1950 dollars)	\$1,288	\$1,256
Average weekly earnings	\$60.28	\$54.60
Average hourly earnings	\$1.46	\$1.40
Consumer's price index (1935-39 = 100)	173.0	168.5
Food price index (1935-39 = 100)	210.1	200.6
Total Corporate profits (annual rate, after taxes)	\$23 billion	\$17.3 billion
New dwelling units started	141,000	96,000
Public School cost per pupil	\$206 (1949)	\$88 (1940)
Military expenditures	\$30 billion	\$14 billion

SOURCE: The American Teacher, December 1950 -p.23

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PURCHASING POWER OF THE CONSUMER'S DOLLAR IN
IN THE UNITED STATES 1913 TO DATE

(1935 = 39 = \$1.00)

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Year	Purchasing Power	Year	Purchasing Power
1913	\$1.41	1932	\$1.03
1914	1.39	1933	1.08
1915	1.38	1934	1.05
1916	1.36	1935	1.02
1917	1.09	1936	1.01
1918	.93	1937	.97
1919	.81	1938	.99
1920	.70	1939	1.01
1921	.78	1940	1.00
1922	.81	1941	.95
1923	.82	1942	.86
1924	.82	1943	.81
1925	.80	1944	.80
1926	.79	1945	.78
1927	.81	1946	.72
1928	.82	1947	.63
1929	.82	1948	.58
1930	.84	1949	.59
1931	.92	1950 (Oct.)	.57

NOTE: U.S. Department of Labor
Bureau of Labor Statistics
Washington 25, D.C.

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READING LIST OF PAMPHLETS, BOOKS AND ARTICLES FOR 1950

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Catholic interest in housing for low-income families, by Rt. Rev. Msgr. John O'Grady. Washington, National Conference of Catholic Charities, 1950.

Communities for better living; citizen achievement in organization, design and development. New York, - Harper, 1950.

Cooperative housing in Europe; a report of the House Banking and Currency Subcommittee investigating and studying European housing programs. Washington, Government Printing Office, 1950.

Care and repair of the house, by Vincent B. Phelan. U.S. National Bureau of Standards, Circular 489. Washington, D.C., GPO, 1950.

Forbidden neighbors. New York State Committee on Discrimination in Housing. New York, 1950.

How to end segregation in housing. New York State Committee on Discrimination in Housing. New York, 1950.

Our city - today and tomorrow, Redevelopment Authority of Philadelphia 1950.

Planning the home for occupancy, by the American Public Health Association Committee on the Hygiene of Housing. Chicago, Public Administration Service, 1950.

Production of new housing; a research monograph on efficiency in production, by Leo Grebler. New York, Social Science Research Council, 1950.

Second report to Mayor William O'Dwyer from the Mayor's Committee on slum clearance by private capital. N.Y., Jan. 23, 1950.

L. Festinger, S. Schachter, and K. Back - Social pressures in informal group, a study of human factors in housing - Research Center for Group Dynamics, University of Michigan, 1950.

F.S. Chapin and others - Amer. Soc. Review - Rental rates and crowding in dwelling units in Manhattan - Feb. 1950.

J.S. Fuorst - Housing Management Costs Compared for 16 Public and Private Projects, American City, May 1950.

T.S. Holden, Architectural Review - We can afford better housing, Sept. 1950.

Fortune Magazine - Not enough homes? - Nov. 1950

W.J. Winter - American City - Effect of the International Situation
on the Public Housing program. - Sept. 1950.

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SELECTED PERIODICALS

Housing and Town and Country Planning. (Irregular) United Nations
Department of Social Affairs, Lake Success, New York, \$1. per copy.

Housing Letter. (Biweekly.) Housing Institute, 350 Fifth Avenue,
New York 1, N.Y. \$18.

Housing Statistics, Division of Housing Data and Analysis, Housing
and Home Finance Agency, Washington, D.C.

Insured Mortgage Portfolio. (Quarterly.) Federal Housing Adminis-
tration, Government Printing Office, Washington 25, D.C. 50 cents.

The Journal of Housing. National Association of Housing Officials,
1313 East 60 Street, Chicago 37, Ill.

Local Authority Letter. (Irregular.) National Association of Hous-
ing Officials, 1313 East 60 Street, Chicago 37. Prices vary.

Redevelopment Information Service Newsletter. National Association
of Housing Officials, 1313 East 60 Street, Chicago 37. Available
to RIS subscribers.

Technical Bulletin. Housing and Home Finance Agency, Washington
25, D.C. Price per issue varies.

The Appraisal Journal, Published Quarterly by the American Institute
of Real Estate Appraisers.

Land Economics, a quarterly Journal of Planning Housing and Public
Utilities.

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FLASH NEWS

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On January 11, President Truman approved amended Loan and Assistance Contracts for N.J. 2-10 and N.J. 2-11. The presidential signature authorizes a loan of \$17,900,747 to the Newark Housing Authority for the construction of 1,360 dwellings in the two projects, the first building operations of the Authority under the United States Housing Act of 1949.

When the Authority opened bids early in December, the total of the low bids was \$10,369,607 for N.J. 2-10 and \$8,529,317 for N.J. 2-11. Specifications were modified in conferences with the contractors by the elimination of floor-coverings, closet doors, etc., and the total development cost of the projects was reduced to \$9,800,533 for N.J. 2-10 and \$8,100,214 for N.J. 2-11. For these figures which were approved in the amended Loan and Assistance Contracts, the statutory room cost is \$2,148 for N.J. 2-10 and \$2,047 for N.J. 2-11.

Additional information about the projects is given on the following pages.

DEVELOPMENT PROGRAM



N.J. 2-10

Description of Area

This site adjoins Weequahic Park. It is situated on the Newark - Elizabeth line just off Frelinghuysen Avenue. The park has a large lake, golf course, and recreation area. Nearby is another public housing project, Seth Boyden Court. Small homes surround the new site.

The new project will be built in a location which will enable workers to reach a large number of industries in Essex, Hudson and Union Counties. Transportation is good. Four bus lines serve the area.

A new school, the Dayton Street School, was recently opened in the neighborhood. It has facilities to handle 1500 students of grammar school age, and will adequately service the new project. Final plans are now being completed for the project and construction is expected to begin in the near future.

Facts About New Project

	<u>Number of Units by Size</u>	<u>Number of Buildings by Type</u>
3½ D.U. - 1 Bedroom	80	4 - eight-story bldgs.
4½ D.U. - 2 Bedrooms	33½	1 - seven-story bldg.
5½ D.U. - 3 Bedrooms	258	2 - three-story bldgs.
6½ D.U. - 4 Bedrooms	56	1 - Administration bldg.
7½ D.U. - 5 Bedrooms	2	
Total Dwelling Units	730	8 - Total No. of Bldgs.
Average of Occupancy	3029	
Percent of Area covered by Bldgs. 18%		Area of Site 645,747 Sq. Ft. - 14.243 Acres
		Area Covered by Bldgs. 115,100 Sq. Ft. - 2.41 Acres

DEVELOPMENT PROGRAM



N.J. 2-11

Description of Area

The new Development, Project N.J. 2-11, is situated in the northern end of Newark, located near Broadway, (Grafton Street and Riverside Ave.) It is near State Highway #21, which connects with State Highways 25 and 29, giving it access to any section of Essex, Hudson, or Union Counties, and New York City. The area is on a slight incline and overlooks the Passaic River.

Transportation to and from the site is good. There are three bus lines serving the area and these will be increased if conditions warrant.

Facts About New Project

	<u>Number of Units by Size</u>	<u>Number of Buildings by Type</u>
3½ D.U. - 1 Bedroom	75	9 - eight-story bldgs.
4½ D.U. - 2 Bedrooms	231	3 - three-story bldgs.
5½ D.U. - 3 Bedrooms	234	1 - Administration bldg.
6½ D.U. - 4 Bedrooms	78	
7½ D.U. - 5 Bedrooms	12	
Total Dwelling Units	<u>630</u>	<u>13 - Total No. of Bldgs.</u>
Average of Occupancy	<u>2782</u>	<u>Area of Site</u> 645,667.20 Sq. Ft. or 14.82 Acres (Street to be donated 73,033 Sq.Ft.) 1.08 Acres)

Area Covered By Bldgs.

Percent of area covered by Bldgs. 16.7% - 107,532 Sq. Ft. - 2.46 Acres